

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 6, 2015

8:00 P.M.

Room 206
Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Special Permit Application #15-N/Site Plan, Land Filling & Regrading Application #44-B, Wee Burn Country Club, 410 Hollow Tree Ridge Road.

Proposal to: incorporate 480 and 490 Hollow Tree Ridge Road into the site; improve and expand the driving range and practice area; expand on-site parking; and perform related site development activities. The subject property is situated on the east side of Hollow Tree Ridge Road, approximately 400 feet north of its intersection with Hanson Road and is shown on Assessor's Map #7 as Lots #62, #63, #64, and #66, in the R-2 Zone. *DEADLINE TO CLOSE PUBLIC HEARING IS: OCTOBER 6, 2015 UNLESS EXTENSION IS GRANTED BY APPLICANT.*

Amendments to Darien Zoning Map (COZM2-2015), Amendment to Darien Zoning Regulations (COZR4-2015) put forth by 1950 Post Road, LLC.

Proposing to: 1) amend the Darien Zoning Map by changing the current boundary between the NB Zone and the R-1/2 Zone to run along the property boundaries, rather than being 100 feet from the Boston Post Road right-of-way; and 2) amend Section 604(c) of the Darien Zoning Regulations to allow dwelling units on upper floors: The Zoning Map amendments would rezone the following parcels from being split-zoned, to be entirely within the NB Zone: 1926, 1936, 1950 & 1958 Boston Post Road (shown on Assessor's Map #51 as Lots #38, #39, #40, and #41). The parcel which will be rezoned to become entirely within the R-1/2 Zone is 8 Ring's End Road (Map #51, Lot #34). Parcels in the vicinity which will not be changed: 1910 and 1918 Boston Post Road and 6 Ring's End Road. They are shown as Lots #35, #36, & #37.

Business Site Plan Application #289-A/Special Permit, Land Filling & Regrading #351-A, 1950 Post Road, LLC, 1950 Boston Post Road.

Proposing to: demolish the existing structures on the site; build a two-story mixed use building with associated on-site parking; and perform related site development activities. The subject property is located on the south side of Boston Post Road, directly across from its intersection with Garden City Road, and is shown on Assessor's Map #51 as Lot #40 in the NB and R-1/2 Zones. There is a related application to rezone the subject property to be entirely within the NB Zone.

Amendment of Special Permit Application #22-P/Site Plan, Coastal Site Plan Review #27-E, Flood Damage Prevention Application #20-E, Land Filling & Regrading Application #325, Tokeneke Club, Inc., 4 Tokeneke Beach Drive/Butler's Island Road.

Proposal to add transformer platform and stair adjacent to the east side of the new clubhouse addition, and to modify the plaza deck near the tennis area. The subject property is located on the south side of Butler's Island Road at the southeast corner formed by its intersection with Tokeneke Beach Drive, and is shown on Assessor's Map #67 as Lot #83 in the R-1 Zone.

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.